

Single Family Residence **RESIDENTIAL**

816 KEYSTONE AVE

RIVER FOREST, IL 60305

\$1,227,504 TopHap Estimate · \$271 / ft² · confidence 92 · as of Jul 14, 2026



6

BEDS

3

BATHS

4,533 ft²

LIVING AREA

0.39 ac

LOT SIZE

1919

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$790,000 · Apr 16, 2012

Est. Owner Equity

\$699,504

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$33,039 (2023)
Assessed Value	\$124,000
Previous Assessed	\$124,000
Assessor Market Value	\$1,240,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.39
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	17 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 9, 2021	Financing	Intrafamily Transfer			\$528K
Jul 2, 2019	Quitclaim	Quit Claim Transfer			
Apr 9, 2012	Resale	Grant Deed	\$790,000	\$174	\$632K
Aug 31, 2010	Quitclaim	Quit Claim Transfer			
Jun 12, 2002	Resale	Grant Deed	\$980,000	\$216	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.5 mi
Willard Elementary School	Elementary	PK–4	0.7 mi
Oak Park & River Forest High School	High	9–12	1.9 mi

District: Oak Park and River Forest District 200

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 60305

29 CRIME INDEX	133 AIR POLLUTION	11,189 POPULATION	\$152K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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